

**CITY OF KNOXVILLE  
BUILDING BOARD OF ADJUSTMENTS AND APPEALS  
MEETING MINUTES  
August 21, 2015, 9:00 a.m.  
Small Assembly Room – City County Bldg., 400 Main Street, Knoxville TN**

**This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 8-44-101, et seq.**

**ROLL CALL**

Board Chairman Doyle Webb called the meeting to order at 9:05 am.

Members present were: Doyle Webb, Fanesha Powell, David Smith, Gregor Smee, John Kenny, Albert Beasley, and Jimmy Taylor.

Others in attendance: Peter Ahrens, Director of Plans Review and Inspections; Crista Cuccaro, Law Department; Angelia Rooks, Board Secretary; and Sonny Parton, Fire Inspections.

**APPROVAL OF MINUTES**

Board member Gregor Smee made a motion to approve the January and February minutes. The motion was seconded by Board member David Smith. **The Board voted 7-0 to APPROVE the January 16, 2015 and February 20, 2015 minutes.**

**NEW BUSINESS**

**ADDRESS: 4360 LYONS POINTE LANE**

Owner: Dr. William Smith and Nyda Brook

Requested by: Kristin Grove and Daryl Johnson (Johnson Architecture)

**BD08A15BU                      2012 IRC, SECTION R- 311.7.5.1**

**Request:** Allow stair to remain as designed and installed.

Kristin Grove, applicant, was present. She described the stair design as a 3-story floating staircase. The steel monorail structure is attached to the landings, but floats free from the wall of the stairwell. It has floating glass treads and a cable rail system. City codes were reviewed during the design process, but the designers missed a city ordinance that limits the height of open risers so that a 4 inch sphere cannot pass through. The stair design has open risers that are over 5 inches. To comply with the city code, several design modifications for the treads were reviewed and deemed more dangerous than the current design. The homeowner was made aware of the problem, and would like the Board to approve the stair as designed.

Peter Ahrens, Director of Plans Review and Inspections, stated that prior to 2007, the current stair design was acceptable. The current codes became effective in 2007, when the city adopted the 2006 International Residential Code.

Sonny Partin, Fire Inspections, stated that he wanted to make sure the homeowner was aware of the problem, which was already addressed by Ms. Grove.

Board member Jimmy Taylor asked what design modifications were considered. Ms. Groves explained that several options involved adding a nosing to the tread, but were ultimately judged to be trip hazards.

Board member Gregor Smee pointed out that the steel support plate underneath the tread sits several inches back from the nosing. He suggested adding a 2 inch or less extension to the steel support that would block a 4 inch sphere, would avoid trip hazards, and would not interfere with the visual design. Ms. Groves said that option was considered, but she was told that adding any type of nosing has to be within 1.25 inches from the front face of the stair, which would be considered a trip hazard. She did not know the code reference for this requirement.

Board members and staff together reviewed the drawings and discussed alternatives. Mr. Ahrens recommended a motion that limits the overhang to 1¼ inches or less, to avoid a situation where the upper tread substantially overhangs the lower tread. Ms. Groves agreed that if they could attach an extension to the steel support plate further back from the nosing, then it shouldn't be a problem to comply.

Gregor Smee made a motion to approve the request conditioned on a design change. The motion was seconded by David Smith. The Board voted 7-0 to **APPROVE** the request **CONDITIONED** on a design change that adds a steel extension to the steel support underneath each glass tread that will block a 4 inch sphere from passing through.

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**ADDRESS: 414 S. GAY STREET**

Owner: Hatcher-Hill & Associates

Requested by: Meagan Grohol (R2R Studios, LLC)

**BD08B15BU**

**2012 IBC, SECTION 3202.2**

**Request:**

Allow location of egress stair in alley way.

Meagan Grohol, applicant, was present. The stair is a second means of egress from a tenant space on the basement level. It will be located across the property line, in the public way.

Peter Ahrens, Director of Plans Review and Inspections, stated that the request was consistent with other developments on the street that provide egress through the area under the promenade.

Sonny Partin, Fire Inspections, agreed and added that the stairs do not project out further than other stairs under this promenade.

Gregor Smee made a motion to approve the request. The motion was seconded by Fanesha Powell. The Board voted 7-0 to **APPROVE** the request as written.

**OTHER BUSINESS**

The next meeting is September 18, 2015

**ADJOURNMENT**

The meeting was adjourned at 9:23 am.

Respectively submitted,

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Angelia Rooks, Board Secretary